

**SUPERB OFFICE/STUDIO SPACE TO LET
UNIT 5
11 WYFOLD ROAD FULHAM
LONDON
SW6 6SE**

APPROX 950 SQ FT



LOCATION

The premises are very well situated in the heart of Fulham immediately to the west of Munster Road.

The nearest underground station is Parsons Green (District Line) with Putney Bridge (District Line) and Hammersmith Broadway (District, Piccadilly and Hammersmith & City Line) situated further to the north.

Numerous buses run along the Fulham Palace Road affording swift access to Hammersmith and Putney Bridge.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
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DESCRIPTION

The premises comprise a superb north-lit commercial studio with a minimum floor to ceiling height of 3.1 meters. The premises have in the past been used for photographic studio purposes.

AMMENITIES

We noticed the following amenities:

- Private WC facilities
- Comfort Cooling cassette unit
- Private kitchenette/office at mezzanine level
- 3.1 metre minimum ceiling height
- Lift access to first floor
- Good natural light
- New lease

None of the services have been tested



TERMS

The premises are available on a new flexible full repairing and insuring lease.

RENT

£35.00 per sq ft.

SERVICE CHARGE

Upon application

BUSINESS RATES

We have obtained the following information from the London Borough of Hammersmith & Fulham on 020 8748 3020.

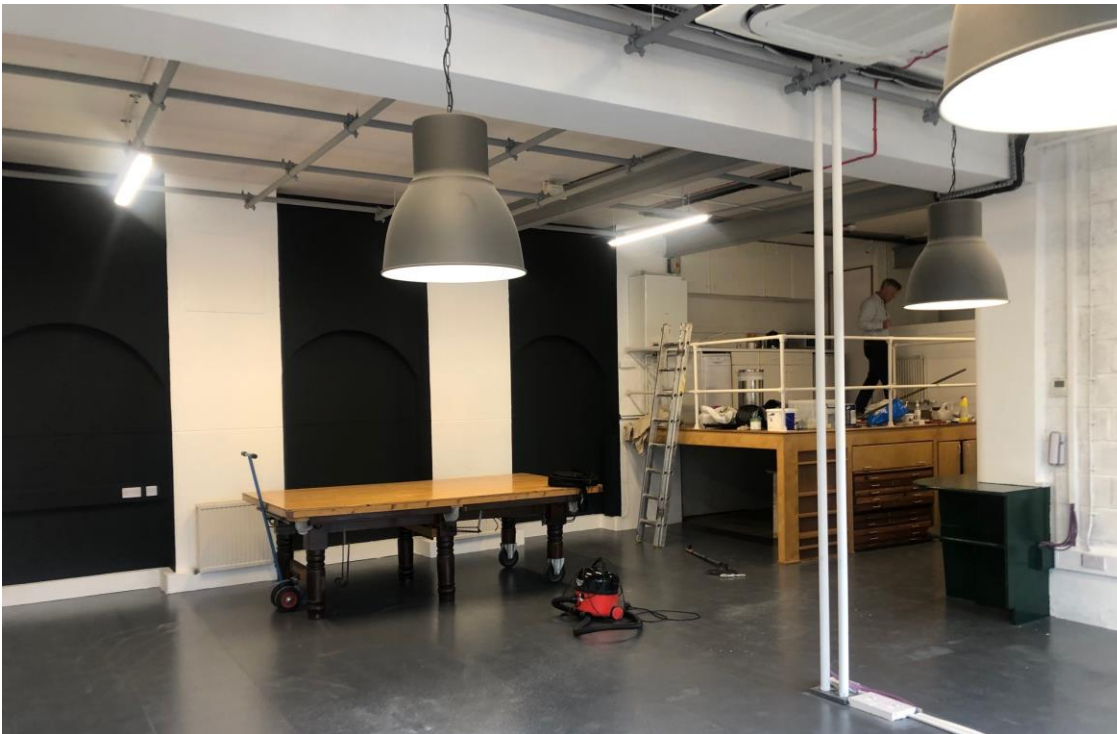
Rateable Value £23,000

Current rates payable £12,052per annum equating to £12.68/sqft

We strongly recommend the parties verify this information directly with the local authority prior to entering any contract.

ENERGY PERFORMANCE CERTIFICATES (EPC)

D-87



VIEWING

Strictly by appointment through sole agents

Tim Wilkinson 07973 302 814 or Mark Belsham 07973 372 698

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